

5.0 Environmental Impact Analysis

The next subsections of this EIR discuss each of the potentially significant effects of implementing the Project, which means development in accordance with the objectives, policies and standards of the proposed General Plan, Zoning Code, Subdivision Code, Design Guidelines and Magnolia Avenue Specific Plan. The subsections identify mitigation measures to reduce impacts found to be potentially significant in the EIR analysis. This EIR analyzes those environmental issue areas as stated in the Notice of Preparation (NOP) (Appendix A, *NOP*, of this EIR) where significant impacts have the potential to occur. No Initial Study was prepared for the Project, as the City has determined that a comprehensive EIR is clearly required for the Project (permissible under *CEQA Guidelines*, Section 15063[a]), and that the project has the potential to result in significant environmental effects. The EIR will examine all environmental factors outlined in the CEQA Environmental Checklist (*CEQA Guidelines*, Appendix G), as follows:

5.1	Aesthetics	5.9	Land Use and Planning
5.2	Agricultural Resources	5.10	Mineral Resources
5.3	Air Quality	5.11	Noise
5.4	Biological Resources	5.12	Population and Housing
5.5	Cultural Resources	5.13	Public Services
5.6	Geology/Soils	5.14	Recreation
5.7	Hazards and Hazardous Materials	5.15	Transportation/Traffic
5.8	Hydrology/Water Quality	5.16	Utilities/Service Systems

Each environmental issue is addressed in a separate section of this EIR. Each chapter is organized in the following manner.

Environmental Setting describes the existing conditions in the environment in the vicinity of the Project before the commencement of the project to provide a baseline for comparing “before the project” and “after the project” environmental conditions. Where relevant, existing regulations, policies and plans are outlined.

Thresholds for Determining Level of Impact defines and lists specific criteria used to determine whether an impact is or is not considered to be potentially significant. Major sources used in crafting criteria appropriate to the specifics of the project include: the CEQA Guidelines; local, State, federal or other standards applicable to an impact category; and officially established thresholds of significance. “...An ironclad definition of significant effect is not possible because the significance of an activity may vary with the setting.” (CEQA Guidelines, Section 15064 [b]). Principally, “... a substantial, or potentially substantial, adverse change in any of the physical conditions within an area affected by the project, including land, air, water, flora, fauna, ambient noise, and objects of historic and aesthetic significance” constitutes a significant impact (CEQA Guidelines, Section 15382).

Environmental Impact presents evidence, based on factual and scientific data, for the cause and effect relationship between the proposed Project and the potential changes in the environment. The exact magnitude, duration, extent, frequency, range, or other parameters of a potential impact are ascertained, to the extent possible, to determine whether impacts may be significant; all of the potential effects, including direct effects, reasonably

foreseeable indirect effects, and considerable contributions to cumulative effects, are considered.

Mitigation Measures identify the means by which potentially significant impacts could be reduced or avoided in cases where the EIR analysis determines such impacts to be potentially significant. Standard existing regulations, requirements, programs, and procedures that are applied to all similar projects are taken into account in identifying additional Project-specific mitigation that may be needed to reduce potentially significant impacts. Mitigation, in addition to measures that the lead agency will implement, can also include measures that are within the responsibility and jurisdiction of another public agency (CEQA Guidelines, Section 15091 [a] [2]).

Level of Significance After Mitigation identifies the impacts that will remain after application of mitigation measures, and whether the remaining impacts are or are not considered significant. When these impacts, even with the inclusion of mitigation measures, cannot be mitigated to a level considered less than significant, they are identified as “unavoidable potentially significant impacts.” To approve a project with significant unavoidable impacts, the lead agency must adopt a Statement of Overriding Considerations. In adopting such a statement, the City Council is required to balance the benefits of a project against its unavoidable environmental impacts in determining whether to approve the project. If the benefits of a project are found to outweigh the unavoidable adverse environmental effects, the adverse effects may be considered “acceptable” and the project approved (CEQA Guidelines Section 15093 [a]).

Potential cumulative impacts of the Project are addressed in Section 6.1; analyses of growth inducing impacts, significant irreversible impacts and unavoidable significant impacts follow in subsequent subsections.